

CONDOMINIUM REVIEW COMMITTEE
REAL ESTATE COMMISSION
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii
www.hawaii.gov/hirec

MINUTES OF MEETING

The agenda for this meeting was filed with the Office of the Lieutenant Governor as required by Section 92-7(b), Hawaii Revised Statutes.

Date: January 9, 2019

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:30 a.m.

Place: REALTORS® Association of Maui
441 Ala Makani Place
Kahului, Maui

Present: Laurie A. Lee, Chair, Broker / Honolulu Commissioner
John Love, Vice Chair, Public / Honolulu Commissioner
Bruce Faulkner, Broker / Maui Commissioner
Aileen Wada, Broker / Honolulu Commissioner
Scott Arakaki, Public / Honolulu Commissioner
Aleta Klein, Broker / Honolulu Commissioner
Sean Ginoza, Broker / Hawaii Island Commissioner
Russell Kyono, Broker / Kauai Commissioner

Neil Fujitani, Supervising Executive Officer
Carole Richelieu, Senior Condominium Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Lloyd Sodetani, Condominium Consultant

Absent: Michael Pang, Broker / Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:42 a.m., at which time quorum was established.

Chair's Report: No report was presented.

The Chair announced that the Commission may move into executive session to consider and evaluate personal information relating to individuals applying for licensure in accordance with Section 92-5(a)(1), HRS, and/or to consult with the Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

Commissioner Pang was excused from the meeting. Prior notification of his non-attendance was received.

Chair Lee took the agenda out of order to accommodate those present.

Condominium Organizations Forum: Chair Lee acknowledged and thanked Condominium Consultant Lloyd Sodetani for his service as a condominium consultant to the Commission.

Mr. Sodetani provided a verbal report on the status of a public report he is currently reviewing. The two-unit project was filed in 2005 under Ch. 514A. The developers of the units conveyed their unit to each other and then constructed their homes.

Mr. Sodetani stated that as the developers conveyed their unit to the other, it is not appropriate to allow the neighbor to sign off on any amendments to the other's unit. Any and all disclosures should then be done through a Ch. 508D disclosure form and not via an amended developer's public report or supplementary developer's public report. He further stated that he is uncomfortable forcing the developers to file an amended or supplementary developer's public report to what was originally filed in 2005. A previous REC informal non-binding interpretation requires both developers to sign off on the public report.

Mr. Sodetani also thanked the Committee for its hard work on the draft rules for Chapter 514B.

Executive Session: Upon a motion by Commissioner Arakaki, seconded by Commissioner Love, it was voted on and unanimously carried to enter into executive session pursuant to Section 92-5(a)(4), HRS, "To consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities."

Upon a motion by Commissioner Ginoza, seconded by Commissioner Love, it was voted on and unanimously carried to move out of executive session.

Condominium Specialist's Report:

Minutes

Upon a motion by Commissioner Arakaki, seconded by Commissioner Wada, it was voted on and unanimously carried to accept the minutes of the December 12, 2018 Condominium Review Committee meeting as circulated.

Condominium Governance and Management:

AOUO Registrations

Specialist Richelieu reported that as of December 31, 2018, 1,584 AOUOs have successfully registered.

Ad Hoc Committee on Condominium Education Research

Specialist Richelieu reported that invitation letters were sent out. A tentative meeting date is scheduled for February 6, 2019.

Condominium Project Registration:

Condominium Project Registration - Public Reports Issued

A list of those condominium projects issued effective dates during the month of December 2018, was distributed for informational purposes. 124 developer's supplementary public reports were issued in 2018 and 44 extensions were issued to get through the safe harbor. After October 1, 2018, REB received 63 developer's supplementary public reports and B extension requests.

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| PROJ # | PROJECT NAME | PROJECT ADDRESS | TMK # | UNIT | REPORT | DATE |
|--------|--------------------------------------|--|-----------|------|---------|------------|
| 5463 | 1306 & 1306A ARTESIAN STREET | 1306/1306A ARTESIAN ST HONOLULU HI 96826 | 128010032 | 2 | SUPPL | 12/14/2018 |
| 8270 | 1356 AND 1356A MANU MELE STREET | 1356 & 1356A MANU MELE ST KAILUA HI 96734 | 142051082 | 2 | B REPT | 12/13/2018 |
| 8228 | 1621 HALIIMAILE CONDOMINIUM | 1621 HALIIMAILE RD MAKAWAO HI 96768 | 225003049 | 2 | B REPT | 12/10/2018 |
| 8265 | 1949 NAALAE ROAD CONDOMINIUM | 1949 NAALAE RD KULA HI 96790 | 222015004 | 2 | B REPT | 12/21/2018 |
| 8253 | 2052 AND 2052A 10TH AVENUE | 2052 & 2052A 10TH AVE HONOLULU HI 96816 | 134002010 | 2 | B REPT | 12/18/2018 |
| 4143 | 2150 MAHALO | 2150 & 2152 MAHALO ST HONOLULU HI 96817 | 118022010 | 2 | SUPPL | 12/26/2018 |
| 5764 | 227 LEWERS | 227 LEWERS ST HONOLULU HI 96815 | 126002015 | 195 | SUPPL 2 | 12/28/2018 |
| 8263 | 2801 H LAI ROAD | 2801 H LAI RD HONOLULU HI 96816 | 134021013 | 2 | B REPT | 12/18/2018 |
| 3660 | 2835 PUUHONUA ST CONDOMINIUM PROJ. | 2835 PUUHONUA ST HONOLULU HI 96813 | 129016065 | 2 | SUPPL | 12/13/2018 |
| 3925 | 3415 MAUNALOA AVENUE | 3415 MAUNALOA AVE HONOLULU HI 96816 | 132024036 | 2 | SUPPL | 12/31/2018 |
| 5565 | 3556 & 3558 ALOHEA AVENUE | 3556 ALOHEA AVE HONOLULU HI 96815 | 132029036 | 2 | SUPPL | 12/28/2018 |
| 4507 | 3726 CLAUDINE STREET | 3726 & A CLAUDINE ST HONOLULU HI 96816 | 133015035 | 2 | SUPPL | 12/18/2018 |
| 5367 | 4650 KUAWA CONDOMINIUM | 4650 KUAWA RD KILAUEA HI 96754 | 452013008 | 4 | SUPPL | 12/18/2018 |
| 8238 | 54-222 & 54-222A HAUULA HOMESTEAD RD | 54-222 & 54-222A HAUULA HAUULA HI 96717 | 154005025 | 2 | B REPT | 12/3/2018 |
| 5181 | 55-427 & 55-427A KAMEHAMEHA HIGHWAY | 55-427 & 55-427A KAM HWY LAIE HI 96762 | 155002069 | 2 | SUPPL | 12/14/2018 |
| 8269 | 59-466 KE WAENA ROAD | 59-466 KE WAENA RD HALEIWA HI 96712 | 159003084 | 2 | B REPT | 12/10/2018 |
| 5548 | 641 10TH AVENUE | 641 10TH AVE HONOLULU HI 96816 | 132028030 | 3 | SUPPL | 12/11/2018 |
| 8258 | 67-221 & 67-221A KUHI STREET | 67-221 & 67-221A KUHI ST WAIALUA HI 96791 | 167010070 | 2 | B REPT | 12/21/2018 |
| 8246 | 7000 HAWAII KAI DRIVE | 7000 & 7002 HAWAII KAI DR HONOLULU HI 96825 | 139008068 | 269 | B REPT | 12/28/2018 |
| 8257 | 947 UWAO STREET CONDOMINIUM | 947 UWAO ST HONOLULU HI 96813 | 139085018 | 3 | B REPT | 12/4/2018 |
| 3321 | AHUPUA'A VILLAGE | LOT 43 KAPAA HMESTD 4 SER KAPAA HI 96746 | 446039027 | 8 | SUPPL | 12/31/2018 |
| 2903 | AINA MALUHIA | LOT 2 KALOKO SUBDV INCR 2 N KONA HI 96754 | 373026008 | 2 | SUPPL | 12/31/2018 |
| 5766 | HALE AIKANE | LOT 220 KAPAA HI 96746 | 446012116 | 5 | SUPPL 2 | 12/28/2018 |
| 4332 | HALE MAHI'AI | NORTH WAIKALUA ST KILAULEA HI 96754 | 451005044 | 3 | SUPPL | 12/31/2018 |
| 5035 | HALE'OLI O MANU MELE | 2919 KALIHUWAI RD HANALEI HI 96714 | 452010021 | 2 | SUPPL | 12/4/2018 |
| 8094 | HAPUNA BEACH RESIDENCES | 66-84 KAUNAOA DR KAMUELA HI 96743 | 366002047 | 68 | B AMEND | 12/19/2018 |
| 8241 | HARMONY FARMS | 5631 HAUAALA RD KAPAA HI 96746 | 446014056 | 5 | B REPT | 12/21/2018 |
| 8209 | HENRIQUES ESTATE | 4900 YAMANOHA RD KAPAA HI 96746 | 446034019 | 5 | B REPT | 12/18/2018 |
| 8197 | HOOIA PEARL | 1694 & 1694A HOOIA ST PEARL CITY HI 96782 | 197086021 | 2 | B REPT | 12/18/2018 |
| 2781 | HUIOULI, LOT 1 | LOT 1 KANEHOA SUBDIV KAMUELA HI 96743 | 362009001 | 2 | SUPPL 2 | 12/24/2018 |
| 5434 | JURASSIC KAHILI RANCH | LAND PATENT 8323 KILAUEA HI 96740 | 452003001 | 50 | SUPPL | 12/27/2018 |
| 7864 | KA MILO AT MAUNA LANI PHASE 15 | 68-1122 N KANIKU DR KOHALA COAST HI 96743 | 368022041 | 6 | B AMEND | 12/6/2018 |
| 3049 | KAAPAHU HOMESTEADS LOT 44 C | LOT 44C KAAPAHU HMSTDS PAAUILO HI 96776 | 344012006 | 2 | SUPPL 2 | 12/4/2018 |
| 8251 | KAUU HALE | 3453 & 3453A KAAU ST HONOLULU HI 96816 | 133005074 | 2 | B REPT | 12/17/2018 |
| 3041 | KAHALELAUNI | 91-105 FT WEAVER RD EWA BEACH HI 96706 | 191005018 | 6 | SUPPL | 12/19/2018 |
| 5437 | KAIMUKI HEIGHTS | 905 16TH AVE HONOLULU HI 96816 | 145058049 | 3 | SUPPL | 12/24/2018 |

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| 4060 | KAIULANI ESTATES | LOT 39 KAHUA & WAIKA N KOHALA HI 96719 | 359007004 | 5 | SUPPL | 12/31/2018 |
| 4853 | KALAHEO MACADAMIA PRESERVATION | IHU RD KALAHEO HI 96741 | 423007002 | 4 | SUPPL 2 | 12/31/2018 |
| 5302 | KALAWAI RESERVOIR II | 4706A LAE RD KALAHEO HI 96741 | 424005044 | 2 | SUPPL | 12/21/2018 |
| 3030 | KALIHI MAKAI ACRES | 4417 KAHILI MAKAI ST KILAUEA HI 96754 | 452021010 | 5 | SUPPL | 12/14/2018 |
| 6068 | KEAAHALA VILLAS | 45-598 KEAAHALA RD KANEOME HI 96744 | 145022031 | 7 | SUPPL 2 | 12/24/2018 |
| 5150 | KIKALA KULEANA | LOT 43-D-1-C & LOT 44-E-1B KAHAHEO HI 96741 | 424005118 | 4 | SUPPL | 12/18/2018 |
| 4485 | KOHALA PLANTATION | LOT 19-A KOHALA HI 96719 | 355001008 | 5 | SUPPL | 12/4/2018 |
| 8256 | KOLOHALA KAI CONDOMINIUM | 330 & 332 KOLOHALA DR KULA HI 96790 | 222018028 | 2 | B REPT | 12/14/2018 |
| 4207 | KUAMOO HALE | 6532 & 6532A KUAMOO RD KAPAA HI 96746 | 442006016 | 2 | SUPPL | 12/18/2018 |
| 8266 | LAHAINA STREET VILLA | 84-659 & 84-659-A LAHAINA ST WAIANAE HI 96792 | 184017025 | 2 | B REPT | 12/4/2018 |
| 2301 | LARA PLACE CONDOMINIUM | 4650-A,4650-B,4650-C LAE RD KALAHEO HI 96741 | 424005156 | 3 | SUPPL | 12/31/2018 |
| 4424 | LYDGATE RISE AGRICULTURAL CONDO | LOTS A, B, C,D,E,F, G & H WAIPOULI KAPAA HI 96746 | 444003045 | 18 | SUPPL 2 | 12/26/2018 |
| 7000 | MAHAKEA | 55-135 KAMEHAMEHA HWY LAIE HI 96762 | 155001014 | 5 | B AMEND 2 | 12/20/2018 |
| 4501 | MAKANA ESTATES CONDOMINIUM | 6435 MAKANA RD WAILUA HI 96746 | 442022035 | 2 | SUPPL | 12/18/2018 |
| 5902 | MAKANA KAI ESTATES CONDOMINIUM | LOT 6 PUU RD KALAHEO HI 96741 | 423005017 | 4 | SUPPL 3 | 12/18/2018 |
| 3962 | MAKANA ME HOKU CPR | 6391 OLOHENA RD KAPAA HI 96746 | 444009016 | 4 | SUPPL | 12/31/2018 |
| 3869 | MALIA OHANA FARMS | LOT 9 WAIONO MEADOWS 1 & 2 N KONA HI | 376002032 | 7 | SUPPL | 12/31/2018 |
| 3120 | MALUHIA | LOT 29 KALIHIWAI RIDGE II KILAUEA HI 96745 | 452022027 | 5 | SUPPL 2 | 12/31/2018 |
| 4212 | MANA MELE | KAHILI MAKAI RD KILAUEA HI 96754 | 452021006 | 5 | SUPPL 2 | 12/31/2018 |
| 8204 | MR. DEEZ PLACE | 3234 UNAHE PL LIHUE HI 96766 | 436018070 | 2 | B REPT | 12/4/2018 |
| 6087 | NANA PARADISO CONDOMINIUM | ALLOTMENT 3 KUAPUNA HUI KAWAIHAU HI 96746 | 449003012 | 2 | SUPPL | 12/27/2018 |
| 3247 | NANEA KALIHIWAI | LOT 1 KALIHIWAI RDG II KILAUEA HI 96754 | 452022001 | 5 | SUPPL 2 | 12/20/2018 |
| 3641 | NAWILIWILI ESTATES | 3480 KAHUMOKU RD LIHUE HI 96766 | 432006005 | 10 | SUPPL 3 | 12/10/2018 |
| 4652 | OCEAN RESORT VILLAS | SIX KAI ALA DR LAHAINA HI 96791 | 244014003 | 106 | SUPPL | 12/26/2018 |
| 5129 | OCEAN RESORT VILLAS (PHASES 2 & 3) | SIX KAI ALA DR LAHAINA HI 96761 | 244014003 | 177 | SUPPL | 12/26/2018 |
| 5633 | OCEAN RESORT VILLAS NORTH | 170 KAI ALA DR LAHAINA HI 96761 | 244014004 | 148 | SUPPL | 12/26/2018 |
| 5826 | OCEAN RESORT VILLAS NORTH (PH 2&3) | 170 KAI ALA DR LAHAINA HI 96761 | 244014004 | 112 | SUPPL | 12/26/2018 |
| 5459 | OLOHENA RISE | LOT 38 OLOHENA RD KAWAIHAU HI 96746 | 444005001 | 5 | SUPPL 2 | 12/31/2018 |
| 1799 | OMAO GARDENS | 405 OMAO RD KOLOA HI 96756 | 427004048 | 4 | SUPPL | 12/10/2018 |
| 7976 | PARADISE RIDGE ESTATES | 2747 S KIHEI RD KIHEI HI 96753 | 239004132 | 16 | B AMEND | 12/18/2018 |
| 8229 | PEEONE PLACE I | 91-819 PEEONE PL EWA BEACH HI 96706 | 191025072 | 4 | B REPT | 12/20/2018 |
| 2047 | PEPPERWOOD PLANTATIONS | KAHILIHOLE RD KILAUEA HI 96754 | 452017017 | 3 | SUPPL | 12/5/2018 |
| 5857 | PINEAPPLE CAMP COTTAGES | 4693 OPU RD KALAHEO HI 96741 | 424010053 | 2 | SUPPL | 12/27/2018 |
| 8227 | PUU6 CONDOMINIUM | 29 WILI OKAI WAY LAHAINA HI 96761 | 247003009 | 2 | B REPT | 12/18/2018 |
| 3633 | PUUKALA ACRES CONDOMINIUM PROJ. | POR OF LOT 62 HAWAII BELT N KONA HI 96740 | 372006007 | 2 | SUPPL | 12/24/2018 |

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| 8214 | RIVER VIEW ESTATES | 5601 & 5607 HAUAAALA RD KAPAA HI 96746 | 446014083 | 2 | BREPT | 12/4/2018 |
| 6948 | ROYAL GARDEN AT WAIKIKI | 440 OLOHANA ST HONOLULU HI 96815 | 126016039 | 140 | SUPPL 2 | 12/28/2018 |
| 2764 | WAIPAKE 4 CONDOMINIUM | KOOLAU RD, WAIPAKE HANALEI HI 96714 | 451006018 | 5 | SUPPL | 12/6/2018 |
| 2008 | WAIPUA ESTATES CONDOMINIUM | KAHILIHOLE RD KILAUEA HI 96754 | 452017019 | 5 | SUPPL 2 | 12/31/2018 |
| 0 | Preliminary Reports | | | | | |
| 0 | Contingent Final Reports | | | | | |
| 0 | Final Reports | | | | | |
| 51 | Supplementary Reports | | | | | |
| 20 | B Reports | | | | | |
| 4 | B Amendment Reports | | | | | |
| 75 | TOTAL REPORTS | | | | | |

Next Meeting: February 6, 2019
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, the Chair adjourned the meeting at 10:27 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

January 16, 2019

Date

Minutes approved as is.
 Minutes approved with changes; see minutes of _____
CRR:tn/